

SOUND TRANSIT

MOTION NO. M2008-27

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an amendment to an existing and previously authorized negotiated sole source contract with Mowat Construction Company for the construction of station finishes elements of the SeaTac/Airport Station in the amount of \$37,226,000, with a contingency of \$1,000,000, for a total authorized contract amount not to exceed \$74,026,000.

Background:

The 1.7-mile Airport Link project extends the Initial Segment from South 154th Street to an elevated light rail station at Sea-Tac International Airport's main terminal near South 176th Street. Beginning from the elevated station at Tukwila International and Southcenter Boulevards, the Airport Link route continues south on an elevated structure, crossing above SR-518, and transitioning to grade just north of South 160th Street. The route continues in the median of the relocated North Airport Expressway, passing under the South 160th Street bridge and the new return to terminal loop ramp. The alignment crosses above South 170th Street and continues on an elevated structure to an elevated light rail station just east of the airport terminal/garage. A community access point (kiss-and-ride) facility will be constructed on the east side of International Boulevard and accessed via a pedestrian bridge over International Boulevard.

The Airport Station Contract (C430) was intended to be the last major construction contract for the Airport Link project. Sound Transit advertised this contract on December 28, 2006. The scope as advertised included the SeaTac/Airport Station, two pedestrian bridges (one Sound Transit and one Port of Seattle), the International Boulevard Plaza, and 5,900-feet of light rail trackwork. On March 6, 2007, Sound Transit received a single bid of \$95,305,250 from Mowat Construction (Mowat) for the C430 Airport Link Station project. Sound Transit's engineer's estimate was \$51,844,172. Immediately following the bid opening Sound Transit informed the Board; performed a cost analysis of the bid; reviewed the details of the bid relative to the engineer's estimate and quantified the discrepancies. Sound Transit then converted the procurement to a negotiated procurement, which is permitted by applicable state law and is consistent with the FTA's Best Practices Procurement Manual upon receipt of a single bid.

The first package to be negotiated was the C430R Station Concrete and Trackwork. On July 26, 2007, the Sound Transit Board authorized the C430R contract, which includes the station structural concrete, guideway, and trackwork, to be executed with Mowat Construction. On the same day, the Sound Transit Board authorized an amendment to the D770 final design contract with Hatch Mott MacDonald to proceed with the redesign of the remaining scope elements in order to reduce overall project cost and maintain functionality.

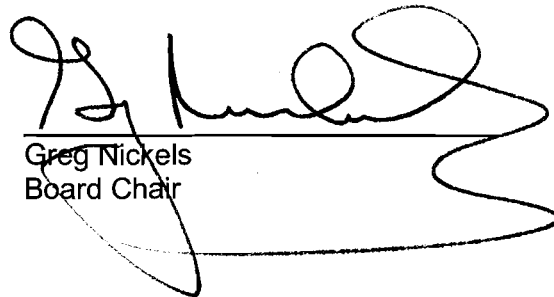
The C430R contract provides that Sound Transit may, at its sole discretion, add all or part of the station finishes, International Boulevard Plaza and pedestrian bridge, and the Airport parking garage pedestrian bridge as additional construction scope to the C430R Airport Station Concrete and Trackwork Contract. Amending the C430R contract to include this work is appropriate because Mowat is the only source practically available to perform the work within the time required and within an affordable budget.

In August 2007, after the engineering documents for the station finishes elements had been advanced to the 30% level of design completion, Sound Transit initiated negotiations with Mowat regarding the remaining scope elements. Collaboration at this design stage provided Sound Transit the opportunity to pursue efficiencies through value engineering and consideration of alternative construction means and methods. The design team advanced the engineering documents to a level sufficient for Mowat to prepare a price proposal in November 2007. Negotiation of the price and other terms were completed based on the November 2007 documents. A cost analysis will be performed to confirm that the negotiated price is reasonable before executing the amendment to the contract. Final construction documents will be provided to the contractor by March 2008.

Motion:


It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute an amendment to an existing and previously authorized negotiated sole source contract with Mowat Construction Company, for the construction of station finishes elements of the SeaTac/Airport Station in the amount of \$37,226,000, with a contingency of \$1,000,000, for a total authorized contract amount not to exceed \$74,026,000.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 28, 2008.



Greg Nickels
Board Chair

ATTEST:



Marcia Walker
Board Administrator